



ASX Release

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360 Capital REIT (ASX: TOT)
Strategic Acquisition of 9.18% of Irongate (ASX:IAP)

29 January 2021

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Acquisition of 9.18% interest in Irongate Group (ASX:IAP)

In line with 360 Capital REIT's (ASX:TOT) refined strategy of real estate equity investing, TOT has acquired a 9.18% strategic investment in Irongate Group (ASX:IAP) for approximately \$78.6 million. IAP is an ASX listed diversified REIT with approximately \$1.1 billion of assets on balance sheet and a third-party funds management platform.

Separately, TOT has agreed terms to become a major equity partner in an unlisted real estate funds management platform (subject to completion of due diligence) with settlement expected prior to HY21 results on 26 February 2021.

Head of Real Estate, James Storey said, *"Following these investments TOT will have deployed approximately \$135 million, being the majority of TOT's available capital into strategic equity holdings in real estate funds management platforms with gross assets of approximately \$4.0 billion"*.

Based on the recurring nature of the income from these investments, TOT provides distribution guidance of 6.0cps for FY21.

Authorised for release by Kim Child, Company Secretary, 360 Capital Group.

More information on TOT can be found on the ASX's website at www.asx.com.au using ASX code "TOT", at our website www.360capital.com.au, by calling the TOT investor line:1300 082 130 or by emailing investor.relations@360capital.com.au.

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About 360 Capital REIT (ASX: TOT)

The Fund has a demonstrated track record of consistent quarterly distributions, averaging 9.8cps per annum over five years through a selective and disciplined investment philosophy, combined with access to real estate-based investment opportunities available to TOT through the 360 Capital Group, the manager of the Fund.

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About 360 Capital Group (ASX: TGP)

360 Capital Group is an ASX-listed, investment and funds management group, focused on strategic and active investment management of alternative assets. Led by a highly experienced team, the Group operates in Australian and global markets investing across real estate, public and private equity and credit strategies. We partner with our stakeholders to identify, invest and realise on opportunities.
